

May 7, 2007

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY

Ms. Diane O'Quinn Williams
Director
Miami-Dade County Department of Planning and Zoning
111 N.W. First Street, 11th Floor
Miami, Florida 33128

**Re: Mauro Varena/Property located at 18475 SW 216 St Miami,
Florida 33170/ Request for District Boundary Change from
AU to EU-1 or A Non-Use Variance to subdivide in five lots.**

Dear Ms. Quinn Williams

This shall constitute my letter of intent in support of the enclosed application by Mauro E. Varena, (the "Applicant") for approval of one the two following requests:

#1- A District Boundary Change ("DBC") from AU (Agricultural District) to EU-1 (Single Family One Acre Estate District) for the subject property located at 18475 SW 216 St Miami Fl, 33170.

#2- A Non-Use Variance to keep the AU Zoning and be able to subdivide the subject property located 18475 SW 216 St Miami Fl, 33170 in five lots, of one acre each one.

The Applicant seeks to develop the 5.13 acres subject property with 5 single family homes, each on one (1) gross acre lot, similar to many houses built on one acre lots in the immediately surrounding area. The development, of 5 new beautiful one acre lot houses, would uphold the appearance of the community and would be compatible with the existing developments in the area.

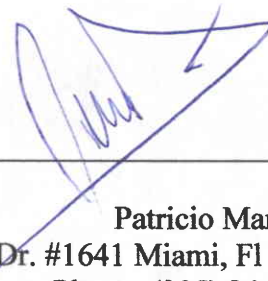
Based on the foregoing, the Applicant respectfully requests your favorable consideration and recommendation of the Application.

Respectfully submitted,

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